Doc#: 0703940150 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 02/08/2007 03:35 PM Pg: 1 of 3

SPECIAL WARRANTY DEED REO CASE No: **C069945**

N

ST AMERICAN TITLE

1532698 # NOTE:

This Deed is from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), Broad Street Development, LLC. ("Grantee").

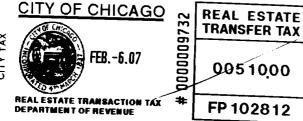
For value received, Granto: nereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows (the "Premises"):

11944 S. Harvard, Chicago, IL 60628

And Grantor, for itself and its successors does coverant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes.

See, 12 U.S.C. 1723a (c) (2).



BR

CITY TAY

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January 22, 2007

FANNE MAE A/K/A FEDERAL MATIONAL MORTGAGE ASSOCIATION

Sheryl Martin

Vice President

STATE OF TEXAS

SSS

COUNTY OF DALLAS

SSS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas Courty, Texas this 22nd Day of January, 2007 by Sheryl Martin, Vice President, and Diane E Sandsistant Secretary, of Fannie Mae a/k/a Federal Nanonal Mo (gage Association, a United States Corporation, on behalf of the corporation.

Notary Public

Mail Recorded Deed and Future Tax Bills to:

TERESA M. FOLEY
Notary Public, State of Texas

Clory's Orgina

Broad Street Development, LLC.

11944 8. Harvard Chicago, IL 60628

This document was prepared by:

Fisher and Shapiro, LLC

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LEGAL DESCRIPTION

THE SOUTH 2 FEET OF LOT 18 AND ALL OF LOT 19 AND THE NORTH 1/4 OF LOT 20 IN BLOCK 4 IN WEST PULLMAN, A SUBDIVISION IN THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25-28-200-030-0000

Property of Cook County Clerk's Office